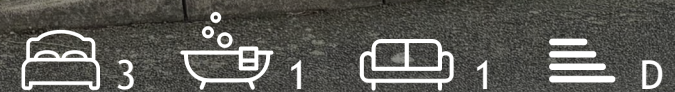




17 Lancaster Court
Groby, LE6 0YT

£335,000



17 Lancaster Court

Groby, Leicester, LE6 0YT

A particularly spacious 1986 detached bungalow situated in popular cul-de-sac location close to excellent local amenities such as shops, schools, bus routes & major road links. Full gas central heating, UPVC double glazing, pvc fascia, cavity wall insulation. Entrance hall, 17' lounge, kitchen-diner with Neff appliances, utility room, 3 bedrooms, stylish modern wetroom. Gardens to front & rear, driveway to garage. A delightful bungalow offered for sale with no upward chain! Freehold. Council Tax Band C

Entrance Hall

UPVC double glazed entrance door, L-shaped entrance hall with neutral fitted carpet, cloaks cupboard, access to loft, radiator.

Lounge

16'9" x 10'8" (5.11m x 3.27m)

A delightful dual aspect living room. UPVC double glazed window to side, neutral fitted carpet, radiator, gas fire set in attractive fireplace, coving to ceiling, UPVC double glazed French doors to rear gardens.

Kitchen-Diner

11'10" x 11'1" (3.62m x 3.40m)

A decent sized kitchen with ample space for table and chairs, radiator. UPVC double glazed window to rear, fitted carpet, fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless steel sink unit with mixer taps, built in Neff electric oven, gas hob with extractor hood, integrated microwave. Wall mounted gas central heating boiler.

Utility Room

6'11" x 5'5" (2.13 x 1.67)

Archway from kitchen. UPVC double glazed window to front and door to rear, fitted with base units, work surfaces, provision for washing machine.

Bedroom One

11'11" x 9'2" (3.64 x 2.80)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes, overhead storage, chest of drawers & bedside cabinets.

Bedroom Two

10'9" x 7'10" (3.28 x 2.40)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes with over head storage, dressing table.

Bedroom Three

12'1" x 8'3" (3.70 x 2.54)

UPVC double glazed window to front, fitted carpet, radiator.

Wet Room

8'5" x 7'2" (2.57 x 2.20)

A stylish modern well equipped wetroom. UPVC double glazed opaque window, chrome

heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, ceiling extractor fan. Mains shower, wash hand basin, wc.

Outside

The front of the property has a well established garden abundant with several evergreen shrubs and a block paved driveway leading to single garage with up & over electric door, light & power.

The very private rear garden is of a good size and has paved patio, lawns, well stocked borders, fenced and hedged boundaries, timber gate to side.

Garage

15'10" x 8'3" (4.85m x 2.52m)

Brick built detached garage with electric up-and-over door, light & power, rear door.

Groby

Groby (pronounced Grew-Bee) is a sought after village with a population of approx 7,000. One of the main reasons for the village's popularity is the range of schools for all ages, including three primary schools, Brookvale High School and the adjoining Six Form College. There is a busy Everard's pub The Stamford Arms, ex-servicemens club, a selection of take-aways, St Philip & St James church and a range of local shops including Flowers & Flint a deli and gift shop. There are many period properties built of local stone and flint including The Old Hall with connections to Lady Jane Grey. There is easy access to M1, A46 & A50 main routes. Groby has access to local beauty spots such as Groby Pool, Martinshaw Woods and numerous recreational areas around the village.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

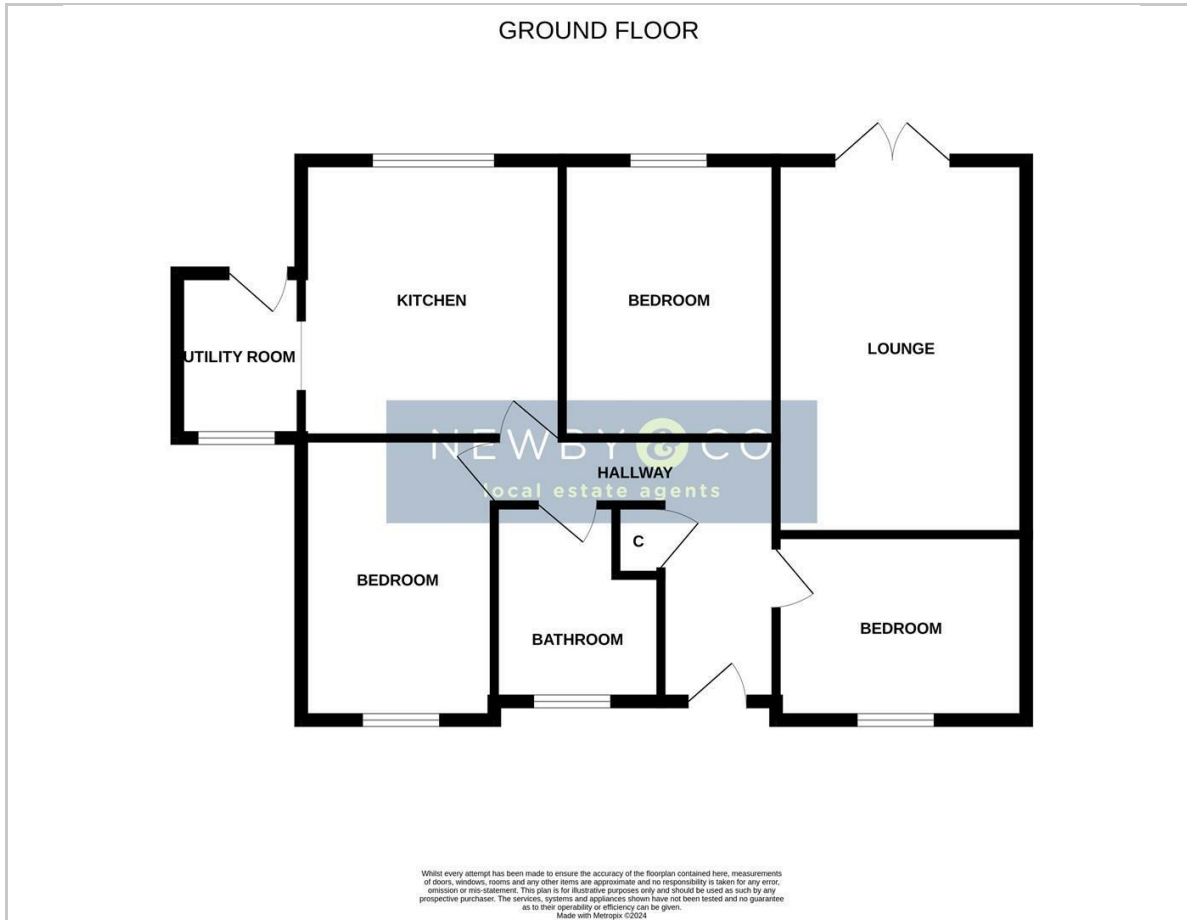
It has a Council Tax Band of C which means a charge of £1974.09 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Viewing

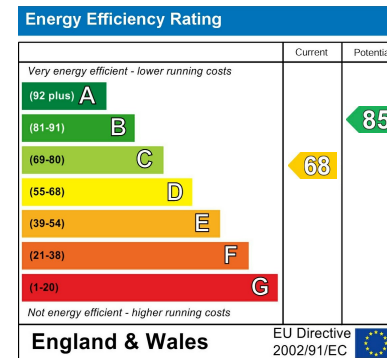
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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